Document 2021 2239

Book 2021 Page 2239 Type 03 001 Pages 2 Date 6/01/2021 Time 11:22:13AM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$307.20 Rev Stamp# 245 DOV# 243

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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

#192,500

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

, Taxpayer Information and Return To:

Bernard Beckman, 240 3rd St., Earlham, IA 50072

21B167264

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Brad Swearingen and Jennifer Swearingen, a married couple, and Miranda E. Swearingen, a single person, do hereby Convey to Bernard Beckman and Kimberly Beckman, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

The East Half (E $\frac{1}{2}$) of Lots Ten (10), Eleven (11), and Twelve (12), in Block Five (5) of Academy Addition to the Town of Earlham, Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 5/23/21	_	Brud Swearingen
		Brad Swearingen
		Jennifer Swearingen
•	•	Miranda E Suranger
		Miranda E. Swearingen

STATE OF 10Wa) ss: COUNTY OF Madison)

This record was acknowledged before me on May 23^{cd}, 2021, by Brad Swearingen and Jennifer Swearingen, a married couple, and Miranda E. Swearingen, a single person.

Notary Public in and for said State

